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7 *Attorney for Defendant*

**RANCHO LAS BRISAS MASTER HOMEOWNERS ASSOCIATION**

8  
9 **UNITED STATES DISTRICT COURT**

10 **DISTRICT OF NEVADA**

11 CITIBANK, N.A. AS INDENTURE TRUSTEE ON ) CASE NO. 2:18-cv-00765-JCM-NJK  
12 BEHALF OF THE HOLDERS OF BEAR )  
13 STEARNS ARM TRUST 2007-2, MORTGAGE- )  
14 BACKED NOTES, SERIES 2007-2, a national bank, )

15 Plaintiff,

16 vs.

17 RANCHO LAS BRISAS MASTER  
18 HOMEOWNERS ASSOCIATION; SFR  
19 INVESTMENTS POOL 1, LLC

20 Defendants.

**STIPULATION AND ORDER TO  
DISMISS DEFENDANT RANCHO  
LAS BRISAS MASTER  
HOMEOWNERS ASSOCIATION**

21 Pursuant to Federal Rule of Civil Procedure 41(a), Plaintiff CITIBANK, N.A. AS  
22 INDENTURE TRUSTEE ON BEHALF OF THE HOLDERS OF BEAR STEARNS ARM  
23 TRUST 2007-2, MORTGAGE-BACKED NOTES, SERIES 2007-2 (hereinafter "Citibank")  
24 and Defendant RANCHO LAS BRISAS MASTER HOMEOWNERS ASSOCIATION  
(hereinafter "Rancho Las Brisas"), (collectively, the "Parties"), by and through their respective  
counsel of record, hereby stipulate as follows:

25 1. On April 26, 2018, Plaintiff Citibank filed its Complaint in this action naming Las  
26 Brisas and SFR Investments Pool 1, LLC as defendants related to a homeowners association  
27 foreclosure sale of real property located at 4826 Willow Glen Drive, Las Vegas, Nevada 89147;  
28 APN 163-21-419-011 (hereinafter "Property").

2. The Parties hereby agree that Citibank's claims against Rancho Las Brisas shall be dismissed with prejudice, and Citibank and Rancho Las Brisas shall each bear its own costs and fees related to this litigation.

3. The Parties further agree that Rancho Las Brisas does not take a position regarding whether the December 11, 2013 lien foreclosure sale extinguished Citibank's interest in the deed of trust.

4. Rancho Las Brisas asserts that it does not have a current interest in title to the Property, subject to the continuing encumbrance of the CC&Rs.

5. This dismissal does not affect any rights, claims or defenses of Citibank or Rancho Las Brisas with respect to any other party related to the foreclosure sale of the Property.

**IT IS SO STIPULATED.**

DATED: May 25, 2018.

**ZIEVE, BRODNAX & STEELE, LLP**

/s/ J. Stephen Dolembro  
Shadd A. Wade, Esq.  
Nevada Bar No. 11310  
J. Stephen Dolembro, Esq.  
Nevada Bar No. 9795  
3753 Howard Hughes Pkwy., Ste. 200  
Las Vegas, NV 89169  
**Attorney for Plaintiff**

DATED: May 25, 2018.

**GORDON REES SCULLY  
MANSUKHANI, LLP**

/s/ Wing Yan Wong  
Robert S. Larsen, Esq.  
Nevada Bar No. 7785  
Wing Yan Wong, Esq.  
Nevada Bar No. 13622  
300 South Fourth Street Suite 1550  
Las Vegas, NV 89101  
**Attorney for Defendant Rancho Las Brisas  
Master Homeowners Association**

**ORDER**

Based on the foregoing stipulation, and good cause appearing,

**IT IS ORDERED** that Defendant Rancho Las Brisas Master Homeowners Association is hereby dismissed from this case with prejudice.

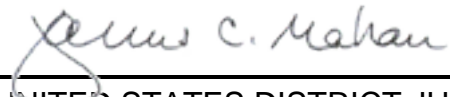
**IT IS FURTHER ORDERED** that Rancho Las Brisas has no present interest in title to the Property, subject to the continuing encumbrance of the CC&Rs.

**IT IS FURTHER ORDERED** that each party shall bear its own attorneys' fees and costs.

1           **IT IS FURTHER ORDERED** that this dismissal does not affect any rights, claims or  
2 defenses of Citibank or Rancho Las Brisas with respect to any other party related to the  
3 foreclosure sale of the Property.

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5           **IT IS SO ORDERED.**

6           DATED May 30, 2018.

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9           UNITED STATES DISTRICT JUDGE

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